

July 24, 2018

Mr. Keith Leonard, AICP  
Associate Planner  
City of Newberg  
414 E. First Street  
Newberg, Oregon 97132

## **Crestview Crossing #3216AC-13800**

Dear Mr. Leonard,

This letter has been prepared on behalf of our client, JT Smith Companies, to introduce new information into the record for the Crestview Crossing Planned Unit Development and Conditional Use Permit (#3216AC-13800).

As you are aware, this is a large and complex project. During the time which has elapsed since the initial submission to the City, our clients have been receiving refined sales and absorption projections and have been updating the plat to accommodate a series of potential changes to the housing mix. Our office has also been working over the past several weeks to develop a project phasing plan for construction and for the platting of lots within the development. Phasing plans are permitted within Planned Unit Developments within section 15.240.020.C of the City's Community Development Code. Because of the size and complexity of this development project, the Applicant has submitted the attached preliminary phasing plan and revised preliminary plat for consideration by the City. The following sections have been provided in order to further explain the intent of the submission of each document:

### **Project Phasing:**

As directed by section 15.240.020.D of the City's general provisions for a Planned Unit Development, the Applicant is entitled to propose a phasing schedule for the completion of final plan phases and may specify a schedule for the completion of phase within a development. This section indicates that if preliminary plans encompassing only a portion of the site are submitted, they must be accompanied by a statement and be sufficiently detailed to prove that the entire area can be developed and used in accordance with city standards, policies, plans, and ordinances. In the original land use application, the applicant acknowledged that a phasing plan could be submitted. This letter has been prepared to transmit a proposed phasing plan. The phasing plan is described as follows:

- Phase 1: This phase will include improvements to the site's frontage along Highway 99 and the installation of underground utility connections necessary to provide service to the site.
- Phase 1a: This phase will include the extension of Crestview Drive through the site and the construction of roadways and lots located east of the Crestview extension to public road D. This phase will also include the stormwater facility located south of public road B.
- Phase 2: This phase will include the installation of the roadways, infrastructure and lots which are to be located west of the Crestview extension.



- Phase 3: This phase will include the lots located east of public road D to the property's eastern property boundary.
- Phases B and C will be constructed after the construction of Phases 1 and 1A and may be constructed independently of the subdivision lots and by other entities or assigns.

Due to the size of the plan and the complexity of the various components within the development, the Applicant would request that the City grant the developer a ten (10) year window for the construction of the infrastructure shown within the plan's phases with opportunities for up to five (5) one (1) year extensions following the approval of the preliminary plat. While the Applicant does not intend to wait for ten (10) years to allow for the construction of the proposed improvements, the flexibility afforded by the ten (10) year schedule with the requested extensions will allow for the project's various components to be sensitive to changing market conditions.

In addition to covering the entitlements afforded to the developer through Section D of the Planned Unit Development's general conditions, this phasing schedule is also intended to supersede the one (1) year limitation imposed upon Conditional Use Permits which is described in section 15.225.100 and the Final Plat criteria described in section 15.235.070. This time limitation can be made to be flexible by section 15.225.080.L of the City's code. Within this section, the City's hearing body provided with the ability to define the time period within which the proposed uses shall be developed.

### **Revised Preliminary Plat**

As mentioned above, the preliminary plat submitted with the application has been recently evaluated by a series of real estate professionals with the intent of providing guidance regarding product selection and absorption. While the guidance provided is helpful to the developer, it should be noted that as the development is constructed and as homes are constructed and sold, the projected data regarding product typologies and market preferences will convert from projection to tangible sales data.

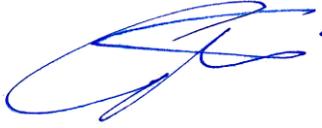
The attached revised preliminary plat has been submitted as a slight alternative to the plat initially submitted. The proposed changes in the alternative plat reflect a desire on the part of the builder to remove the attached product from the plan in favor of all detached homes. This resulted in a slight reconfiguration of several of the lots which had previously been identified as attached units. The reconfiguration resulted in slight adjustments to the proposed lots to accommodate the desired setback configurations for detached products.

The information gathered as sales commence may cause the developer to select slight alterations to the product mixture represented within the attached plat and may result in the need for changes to the widths of lots within the proposed preliminary plat. This request has been expressed in order to allow the developer to make adjustments as required to support homebuyer's preferences and choices. In no event would the developer anticipate the removal of or addition of new lots within the development without first requesting an amendment to the approved planned unit development.

We very much appreciate the City's considerations of the additional materials submitted herein. We would invite you to please feel free to give us a call if you have any questions or need any additional clarification.



Sincerely,



Andrew Tull

Principal Planner  
3J Consulting, Inc.

copy: Jesse Nemec, JT Smith Companies  
Mike Robinson, Schwabe Williamson and Wyatt  
File - 17393

